Connells

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for sale

Guide price **£160,000-£170,000**

Seymour Place Peterborough PE4 7ZS

GUIDE PRICE £160,000 - £170,000

An established mid terrace property perfect for those looking for a cosy first home or rental. Well presented and move in ready. Call to view 01733 579412

The Property Ombudsman

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Seymour Place Peterborough PE4 7ZS

Entrance Hall

UPVC double glazed door into the entrance hall. Laminate flooring, recently replaced consumer unit, textured ceiling with recess lighting and door through to the lounge.

Lounge

Radiator, living flame effect electric fire with feature surround, laminate flooring, staircase to the first floor landing with bespoke fitted storage cupboards (two doubles. one single), coving to textured ceiling and archway through to the kitchen/diner.

Kitchen/Diner

Comprising a range of matching Shaker style wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Cookerpoint, plumbing for a washing machine, space for a full standing fridge freezer, radiator, gas boiler which services the hot water and central heating system, laminate flooring, door into a walk in storage cupboard, smooth ceiling, UPVC double glazed window and a fully glazed UPVC door into the rear garden.

First Floor Landing

Coving to textured ceiling with loft access, door into storage cupboard and doors off into bedrooms and bathroom.

Bedroom One

Radiator, door into storage cupboard (over stairwell) with hanging rail, coving to textured ceiling, spotlights and mains fed smoke alarm, UPVC double glazed window to the front.

Bedroom Two

Radiator, door into storage cupboard, coving to textured ceiling and UPVC double glazed window to the rear.

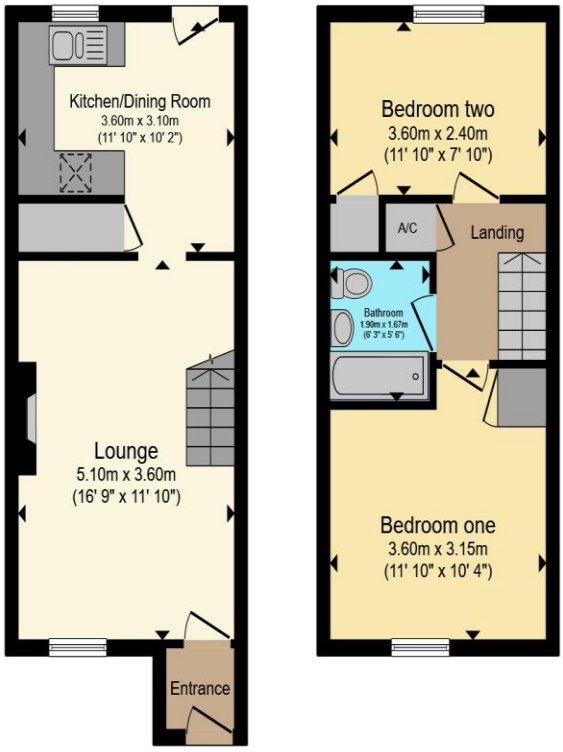
Bathroom

Being part tiled and comprising of a three piece suite to include a bath with mixer tap and shower over, in addition there is a Triton electric shower with shower rail, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, Dimplex wall mounted heater, coving to textured ceiling and extractor.

Outside

To the front of the property is a gravel area providing off road parking, sensor security light and a further paved area.

The rear garden has a double width paved path and laid to artificial lawn, metal garden shed, raised seating area, outside tap, sensor security light. The garden is surrounded by a timber built fence with gated access leading out to the rear.



Ground Floor **First Floor**

Total floor area 61.1 m² (658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

Property Ref: WRN305737 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305737

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